

For Sale

1101 & 1145 Wesley Road, Creve Coeur



CONTACT:

Daniel J. Maloof

dan@maloofcom.com

p. 309 693.3000

f. 309 693.3336

Maloof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

maloofcommercial.com

Total +/-40.188 Acres

1101 Wesley Road - Former Tank Farm

1145 Wesley Road - Barge Terminal



For Sale

1101 & 1145 Wesley Road, Creve Coeur

PROPERTY FEATURES:

Size: Parcel 1: 13.512 Acres (Former Tank Farm)
Parcel 2: 2.703 Acres (Former Tank Farm)
Parcel 3: 8.817 Acres (Barge Terminal)
Parcel 4: 15.156 Acres (Former Tank Farm)
Total: 40.188 Acres

Sale Price: ~~\$3,500,000~~ \$2,500,000

Zoning: I-2 Heavy Industrial

Taxes: Parcel 1 & 2: \$5,786.94
Parcel 3: \$2,557.62
Parcel 4: \$5,439.28

Additional Information:

Parcel 1, 2 & 4: 1101 Wesley Road, Creve Coeur, IL (Tax ID #04-04-12-300-008; #04-04-12-300-007)

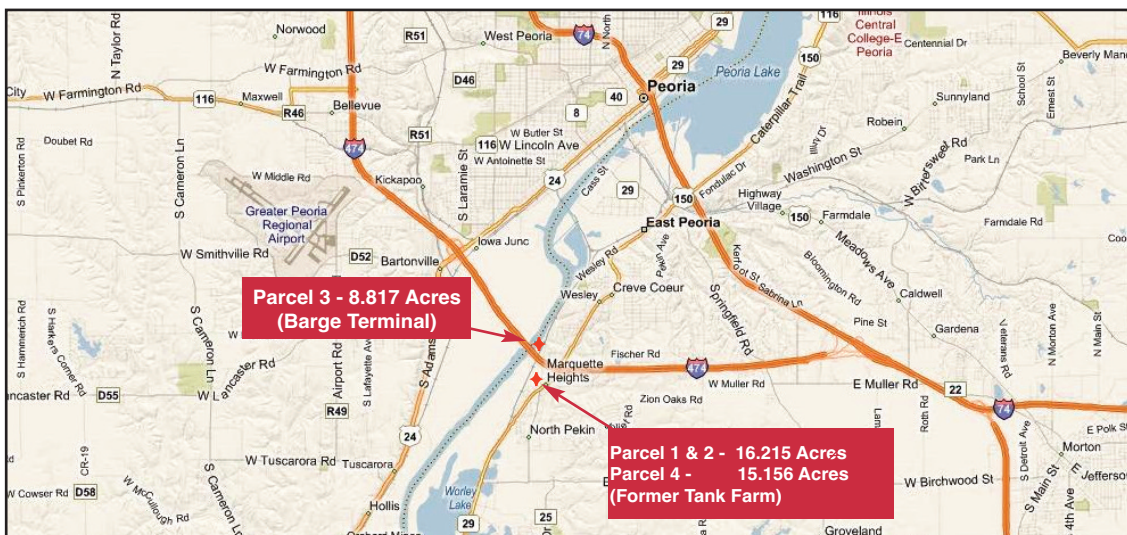
Improved with 4 buildings. Building #1 is a one-story brick and concrete block office-shop that fronts Wesley Road. It was constructed in approximately 1948 and has gross floor area of +/- 5,500 sf. The interior of the building is partitioned into a clerical area, two private offices, a workroom, a mechanical room, two garage bays and two restrooms. The building has three OH doors. Building #2 is a small metal storage building located to the north of the office-shop building. It comprises of 936 gross sf. Additionally, there are 2 metal clad utility buildings located at the SW corner of the property with gross floor areas of 984 sf & 2,150 sf.

Parcel 3: 1145 Wesley Road, Creve Coeur, IL (Tax ID #04-04-12-100-001)

Barge and rail capability

Improved with a former terminal building and pipeline. The pipeline has been filled with concrete and the terminal is no longer in use.

AmerenCilco provides electrical power: 240-3ph; 480-3ph



Information contained herein has been obtained from the property owner or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

For Sale

1101 & 1145 Wesley Road, Creve Coeur

Barge Terminal



Former Tank Farm





CONTACT:

Daniel J. Maloof

dan@maloofcom.com

p. 309 693.3000

f. 309 693.3336

Maloof Commercial Real Estate Company

2411 W. Cornerstone Court, Peoria, Illinois 61614

maloofcommercial.com

FORMER TANK FARM (PARCEL 1 & 2) - 16.215 ACRES

FORMER TANK FARM (PARCEL 4) - 15.156 ACRES

BARGE TERMINAL (PARCEL 3) - 8.817 ACRES

TOTAL - 40.188 ACRES